

**BIOLOGICAL RESOURCES ANALYSIS
PINOLE SHORES PROJECT
PINOLE, CALIFORNIA**

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Prepared for

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Attachment A. 830 San Pablo Ave Project Site Plan, created by Herdman Architecture and Design, dated November 23, 2021.

1. INTRODUCTION

Monk & Associates, Inc. (M&A) has completed a biological resources analysis of the Pinole Shores Project Site located in Pinole, California (Figures 1-3) (the project site). The purpose of M&A's biological resources analysis is to determine if sensitive biological resources could be present on or within a zone of influence of the project site and if development of this project site could impact sensitive or significant biological resources.

Biological resources include common plant and animal species, and special-status plants and animals as designated by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), National Marine Fisheries Service (NMFS), and other resource organizations including the California Native Plant Society. Biological resources also include waters of the United States and State, as regulated by the U.S. Army Corps of Engineers (Corps), California Regional Water Quality Control Board (RWQCB), and CDFW.

2. FINDINGS

The Pinole Shores project site does not provide habitat for any special-status wildlife or plant species. Additionally, there are no wetlands or other waters of the U.S./State on the project site. There is a drainage off-site to the east in a protected tree grove, which is indicated on Figure 10.4 of the City of Pinole General Plan. Policy OS 1.3 of the General Plan which states "Retain and protect sensitive hillside and ridgeline habitat, tree groves, and view corridors as shown on Figure 10.4" pertains to this grove. This grove (which is "riparian habitat") will remain untouched and preserved, as the eastern edge of the proposed development project will not impact or abut this riparian area but will be set back far enough to prevent impacts to the trees and the drainage. Proper Best Management Practices (BMPs) will need to be in place on the project site during site grading and construction to ensure that sediment does not enter the drainage. This would be a standard requirement of the "construction general permit" which must be acquired for this project since project disturbance will be greater than one acre of land.

Under the current development proposal, there are no trees slated for removal. If this changes in the future, any plans to alter or remove any of the protected trees located on the proposed project site will need to be indicated in the site development plan submitted to the City of Pinole. Additionally, trees approved for removal may need to be replaced by a tree of equal value, a fee may be required by the City, or any other condition brought forth by the Planning Commission that is determined appropriate for the tree removal request as specified in the City's tree ordinance.

Lastly, as the existing trees along the project site perimeter provide nesting habitat for birds, nesting bird surveys are recommended prior to the start of construction activity associated with the project, including but not limited to tree removal, site mobilization, and grading, if this work would take place during the nesting season (February 1 through August 31). These measures are further detailed in this report.

3. PROPERTY LOCATION AND SETTING

The approximately 7.37-acre project site is located at 830-848 San Pablo Avenue in the City of Pinole, California (Assessor's Parcel Numbers (APN) 402-230-015, -016, -017, -018, and -020). The site is located on the north side of San Pablo Avenue. The Burlington Northern Santa Fe (BNSF) rail line bounds the northern end of the project site, with the Bay Trail, Union Pacific (UP) rail line and San Pablo Bay lying north of the BNSF rail line. To the east of the project site is a drainage supporting a wide and dense riparian grove. Industrial properties reside to the west. The western portion of the project site is a former auto wrecking yard that was previously developed with a commercial building and a detached single-family residence which have since been demolished. Currently, the majority of the site is an old fill pad that at one point had been hydroseeded. Most of the site is covered with ruderal herbaceous vegetation and there is mixed oak woodland along the eastern and northern boundaries of the site, as shown on Figure 3 and as further described below.

4. PROPOSED PROJECT

The proposed project includes two tilt up buildings totaling 117,943 square feet of warehouse and 9 dock doors and parking spaces for semi-trucks (Attachment A). Within these buildings would be approximately 10,000 square feet of office space. Parking spots and a fire lane could encompass the project site on the east, north and west sides creating a semi-circle. More parking spaces are proposed along the southern end of the project site. Other proposed site improvements include landscaping and bioretention areas.

5. ANALYSIS METHODS

M&A biologists Ms. Sarah Lynch and Ms. Sarah McNamara visited the project site on September 13, 2022 for a field reconnaissance. At that time, M&A biologists walked the entire site noting any biological resources present, including listing all wildlife and plant species observed. In addition to conducting a survey for different significant and sensitive biological resources, M&A conducted literature research to determine what significant and sensitive resources have been recorded in the area. This report details M&A's background research and reconnaissance survey findings.

6. RESULTS OF RESEARCH AND PROJECT SITE ANALYSES

6.1 Topography and Hydrology

The project site mainly consists of infill that has been built up to the existing road and offsite parking lot to the south at approximately 70-75 feet above sea level. The site gently slopes down to the east towards the offsite drainage and to the north towards the rail line to approximately 55 feet above sea level. The offsite seasonal drainage swale or gully with more steeply-sloping sides runs from southwest to northeast east of the project site. There are no other hydrologic conditions throughout the project site as it has been highly disturbed.

6.2 Plant Communities and Associated Wildlife Habitats

After visiting the project site and assessing the habitats, it was determined that there is no habitat on the project site suitable for state or federally-listed, or special-status, plants or wildlife. A complete list of plant species observed on the project site is presented in Table 1. Nomenclature used for plant names follows *The Jepson Manual* Second Edition (Baldwin 2012) and changes

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made to this manual as published on the Jepson Interchange Project website (<https://ucjeps.berkeley.edu/interchange/index.html>). Table 2 is a list of wildlife species observed on the project site. Nomenclature for wildlife follows the CDFW's *Complete List of Amphibian, Reptile, Birds, and Mammal Species in California* (2016) and any changes made to species nomenclature as published in scientific journals since the publication of the CDFW's list.

Past land use has disturbed the project site, leaving a ruderal (weedy) herbaceous plant community dominated by non-native vegetation covering 95 percent of the site. There is also a small strip of mixed oak woodland located along the project site's northern edge along the railroad tracks. These two plant communities are discussed below.

6.2.1 RUDERAL HERBACEOUS

Ruderal herbaceous vegetation comprises the majority of the project site. This habitat is dominated by non-native species such as slender oat (*Avena barbata*), Italian rye grass (*Festuca perennis*), Bermuda grass (*Cynodon dactylon*), Harding grass (*Phalaris aquatica*), bindweed (*Convolvulus arvensis*), bristly oxtongue (*Helminthotheca echioides*) and fennel (*Foeniculum vulgare*). Subdominants included dogtail grass (*Cynosurus echinatus*), vetch (*Vicia* sp.), prickly lettuce (*Lactuca serriola*), curly dock (*Rumex crispus*), riggut brome (*Bromus diandrus*) and foxtail barley (*Hordeum murinum* ssp. *leporinum*). Native herbaceous species present on the project site includes blue wildrye (*Elymus glaucus*) and arroyo lupine (*Lupinus succulentus*). Some shrubs are also present in this habitat: along the western boundary there is non-native Himalayan blackberry (*Rubus armeniacus*) and native coyote brush (*Baccharis pilularis*), as well as one or two Peruvian pepper trees (*Schinus molle*). Along the eastern project site edge there is also scattered coyote brush.

Ruderal habitats typically provide suitable environments for common animals that are adapted to living in association with humans. Common wildlife species associated with ruderal communities and observed on the project site, or their sign, includes raccoon (*Procyon lotor*), Botta's pocket gopher (*Thomomys bottae*), coyote (*Canis latrans*), House Finch (*Haemorhous mexicanus*), California Scrub-Jay (*Aphelocoma californica*), Red-tailed Hawk (*Buteo jamaicensis*), Northern Mockingbird (*Mimus polyglottos*) and Wild Turkey (*Meleagris gallopavo*).

6.2.2 MIXED OAK WOODLAND

Mixed oak woodland is located along the northern project site border along the railroad tracks. The dominant tree is coast live oak (*Quercus agrifolia*). Other species present are arroyo willow (*Salix lasiolepis*), Christmas berry (*Heteromeles arbutifolia*), cherry plum (*Prunus cerasifera*), Himalayan blackberry, California rose (*Rosa californica*), poison hemlock (*Conium maculatum*) and poison oak (*Toxicodendron diversilobum*).

Mixed oak woodlands are known to provide habitat for a variety of wildlife species. Insectivorous bird species such as American Robin (*Turdus migratorius*), California Scrub-Jay, Nuttall's Woodpecker (*Dryobates nuttallii*), Bewick's Wren (*Thryomanes bewickii*) and Oak Titmouse (*Parus inornatus*) thrive in oak woodlands on various insects and other invertebrates that live on oak leaves, burrow in oak bark, and that collect in the leaf litter and rotting logs. The Himalayan blackberry bushes provide cover for medium-sized mammals such as black-tailed jackrabbit (*Lepus californicus*). All of these species listed above were observed or heard on the

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project site. Other mammal species expected to occur in the project site's small oak woodland habitat includes Columbian black-tailed deer (*Odocoileus hemionus columbianus*), Virginia opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*) and deer mouse (*Peromyscus maniculatus*).

6.1 Wildlife Corridors

Wildlife corridors are linear and/or regional habitats that provide connectivity to other natural vegetation communities within a landscape fractured by urbanization and other development. Wildlife corridors have several functions: 1) they provide avenues along as which wide-ranging animals can travel, migrate, and breed, allowing genetic interchange to occur; 2) populations can move in response to environmental changes and natural disasters; and 3) individuals can recolonize habitats from which populations have been locally extirpated (Beier and Loe 1992). All three of these functions can be met if both regional and local wildlife corridors are accessible to wildlife. Regional wildlife corridors provide foraging, breeding, and retreat areas for migrating, dispersing, immigrating, and emigrating wildlife populations. Local wildlife corridors also provide access routes to food, cover, and water resources within restricted habitats.

The proposed project is located in a heavily developed region of the City of Pinole on the northernmost boundary of the City. San Pablo Avenue, a major road, and a railroad border the project site. The project is proposing to build in an area that already has a fill pad and was previously developed. Thus, development of this project site should have minimal impacts on wildlife habitat and there should be no loss of area that functions as a wildlife corridor.

6.2 California Fish and Game Code § 3503, 3503.5, 3511, and 3513

California Fish and Game Code §3503, 3503.5, 3511, and 3513 prohibit the “take, possession, or destruction of birds, their nests or eggs.” Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered “take.” All raptors (that is, hawks, eagles, owls) their active nests, eggs, and young are protected under California Fish and Game Code (§3503.5). Additionally, “fully protected” birds are protected under California Fish and Game Code (§3511). “Fully protected” birds may not be taken or possessed (that is, kept in captivity) at any time.

6.2.1 APPLICABILITY TO THE PROPOSED PROJECT

No special-status birds were noted on the project site. However, the project site provides suitable tree-nesting and ground-nesting habitat for raptors and songbirds in the area. Additionally, no birds nesting were noted on the project site and no old nests were noted anywhere on the project site, in any tree or on the ground. However, M&A's site survey was conducted outside of the nesting bird season (which is February 1-August 31) and birds can change nesting locations from year to year. To ensure that nesting birds are not impacted by construction activity, a preconstruction nesting survey is recommended for nesting birds on the project site and within a zone of disturbance if work would take place between the dates of February 1 and August 31 to ensure that there is no direct take of nesting birds, their eggs or young, during development of the project site. Any active nests that are found during preconstruction surveys would have to be avoided by the proposed project. Suitable non-disturbance buffers would be established around any nest sites, with the size of the buffer determined by a qualified biologist. Once the nesting cycle is complete, a qualified biologist will confirm that the young have successfully fledged.

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Once the nesting cycle is confirmed to be complete, there would be no further impediments to development.

6.3 City of Pinole Tree Ordinance

The Pinole City Code, Chapter 17.96, ensures that certain species of trees and/or trees of a significant size are treated as important features in the city, and to discourage healthy protected trees from being cut down, removed or destroyed, without a permit.

The definition of protected trees is defined in Chapter 17.98 (Glossary of Terms) of the City Code. Protected tree or trees are defined as:

1. Select trees with a single perennial stem of twelve (12) inches or larger in circumference measured four (4) and a half feet above the natural grade for the following species:
 - a. Coast Live Oak
 - b. Madrone
 - c. Buckeye
 - d. Black Walnut
 - e. Redwood
 - f. Big Leafed Maple
 - g. Redbud
 - h. California Bay
 - i. Toyon
2. Any other tree with a single perennial stem greater than fifty-six (56) inches or larger in circumference measured four and a half (4 ½) feet above the natural grade
 - a. Tree species specifically excluded from protection regardless of size or health include any other species of nut or fruit trees, palm trees or eucalyptus trees.
 - b. Also any tree species not listed above, that is smaller than fifty-six (56) inches in circumferences measured four and a half feet (4 ½) above the natural grade is excluded from protection
3. For convenience in the field, circumferences are considered equivalent to diameter as follows:

Diameter	Circumference
4 inches	12 inches
9 inches	28 inches
12 inches	37 inches
18 inches	56 inches

APPLICABILITY TO THE PROPOSED PROJECT

There are two protected tree species on the project site: coast live oak and toyon (aka Christmas berry). As currently proposed, there are no trees slated for removal to develop the project. If this changes in the future, any plans to alter or remove any of the protected trees located on the proposed project site will need to be indicated in the development proposal submitted to the City of Pinole. Additionally, trees approved for removal may need to be replaced by a tree of equal value, a fee may be required by the City, or any other condition brought forth by the Planning Commission that is determined appropriate for the tree removal request.

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7. CITY OF PINOLE GENERAL PLAN

The City of Pinole General Plan serves as the document that guides future development citywide and expresses the community's development goals and public policies relative to land uses. The update of the General Plan was adopted in 2010. The project site has a General Plan Land Use Designation of Service Sub-Area and Zoning Designations of Office Industrial Mixed Use (OIMU) and Planned Development (PD). It is part of the Bayside Neighborhood, and under the Three Corridors Specific Plan, the site is located in the Service Sub Area on the San Pablo Avenue Corridor.

7.1 Natural Resources and Open Space (OS)

Goal OS.1: Ensure the preservation of natural resources by determining appropriate land use and compatibility with natural resources and open space.

7.1.1 POLICY OS.1.1: HABITAT PRESERVATION.

The City shall protect and preserve open space and remaining natural areas. Preserve oak/woodland, riparian vegetation, creeks, fisheries, saltwater and freshwater marsh, native bunchgrass grasslands, wildlife corridors and sensitive nesting sites. Loss of these habitats should be fully offset through creation of habitat of equal value. Compensation rate for habitat re-creation shall be determined by a qualified biologist in consultation with resource agencies.

7.1.1.1 Action OS 1.1.4:

Require a minimum 100-foot setback from the top of creek banks (Pinole Creek, Catty Creek, Duncan Canyon/Cole Creek, Shady Draw, Faria Creek, and Roble Creek) for development and associated above-ground infrastructure. Analyze the adequacy of a 100-foot setback as part of project and environmental review, and require a larger setback where necessary to mitigate project impacts.

Applicability: There are no creeks on the project site, and the project site is not adjacent to or near any of the listed creeks.

7.1.1.2 Action OS 1.1.5:

The City shall require biological resources evaluation for discretionary projects in areas identified to contain or possibly contain plant and/or wildlife species designated by state and federal agencies as rare, threatened, or endangered. This evaluation shall be conducted prior to the authorization of any ground disturbance. For proposed projects in which plant and/or wildlife species designated by state and federal agencies are listed as rare, threatened, or endangered are found, the City shall require feasible mitigation of impacts to those species that ensure that the project does not contribute to the decline of the affected species such that their decline would impact the viability of the species. Such mitigation measures may include providing and permanently maintaining similar quality and quantity of replacement habitat, enhancing existing habitat areas, or paying fees towards to an approved habitat mitigation bank. Replacement habitat may occur either on-site or at approved off-site locations. Feasible mitigation shall be determined by the City after the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) are provided an opportunity to comment. Mitigation shall emphasize a multi-

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species approach to the maximum extent feasible. This may include development or participation in a habitat conservation plan.

Applicability: This document serves as the biological resources analysis for the project site. Special-status plant and wildlife species are not expected to occur on the project site and no impacts are expected, therefore, no mitigation measures are necessary.

7.1.2 POLICY OS.1.3: HILLSIDES, RIDGELINES, AND VIEW CORRIDORS.

Retain and protect sensitive hillside and ridgeline habitat, tree groves, and view corridors as shown on Figure 10.4 (Pinole Visual Resources).

7.1.2.1 Action OS 1.3.2:

Ensure that new development protects visually prominent existing physical features within Pinole.

Applicability: The Pinole Shores project site is located adjacent to a protected tree grove shown on Figure 10.4 in the General Plan. This grove would not be impacted, as the project site is set back approximately 50 feet. Proper BMPs would be in place to ensure that construction activities remain outside of the buffer area.

7.1.3 POLICY OS.1.4: PROTECT AND MITIGATE WETLANDS.

All projects shall avoid impacts where feasible. If not feasible, projects shall mitigate impacts to wetlands consistent with Federal and State Policies to ensure there is no net loss in a regional context. Protect wetlands through careful environmental review of proposed development applications. The City shall recognize the U.S. Army Corps of Engineers as the designated permitting agency that regulates wetlands.

7.1.3.1 Action OS 1.4.3:

Continue to coordinate with Federal and State Agencies to ensure that necessary permits are issued for work in or near to identified wetlands.

Applicability: There are no wetlands on the project site, therefore, coordination with Federal and State Agencies regarding wetlands is not necessary.

7.1.3.2 Action OS 1.4.4:

Continue to employ mitigation measures to reduce potential wetland impacts to a less than significant level.

Applicability: There are no wetlands on the project site and development of the proposed project will not cause any impacts to wetlands.

7.1.3.3 Action OS 1.4.5:

Continue to incorporate passive surface runoff management into project design in order to protect water quality and preserve natural drainage functions.

Applicability: Vegetated flow-thru planters and landscaped areas are incorporated into the project site plan to protect water quality (see Attachment A).

7.1.4 POLICY OS.1.7: TRANSITIONAL ZONES.

The City will condition or modify development approvals to ensure that natural transitions along the edges of different habitat types are preserved and enhanced because of their importance to wildlife. Maintain proper buffers between sensitive habitat and conflicting land uses. Habitat types of particular concern are those along the margins of riparian corridors, marshlands, and oak woodlands. Preserves and areas with species conservation status must have compatible surrounding land uses.

7.1.4.1 Action OS 1.7.1:

Establish development standards that protect upland areas surrounding riparian habitat, and buffer areas adjacent to oak woodlands and other resources. These policies may include: a. creek setbacks; b. ridgeline separation; and c. tree protection measures.

Applicability: There is riparian woodland associated with the drainage to the east of the project site. The proposed project will be set back at least 50 feet from the riparian woodland with an average setback of 65 feet. The woodland will not be impacted by development of the proposed project.

Goal OS.2: Sustain, protect, and enhance natural communities, including special-status plants, species status wildlife, and comply with all applicable Federal, State and local regulatory and trustee agencies.

7.1.5 POLICY OS.2.1: PROTECTION OF NATIVE VEGETATION.

Protect, preserve and create the conditions that will promote the preservation of significant trees and other vegetation, particularly native to California and the region.

7.1.5.1 Action OS 2.1.2:

The City will continue to implement tree protection programs to preserve significant trees or groves of trees as part of the City's heritage.

Applicability: The project site is set back approximately 50 feet from the protected grove to the east. No trees are proposed for removal. Proper BMPs will be utilized during construction to ensure there are no impacts to the grove.

7.1.6 POLICY OS.2.2: INVASIVE SPECIES.

The City shall attempt to prevent further expansion of invasive species and protect against noxious weeds through public education and development review of projects that occur adjacent to natural areas. These efforts shall include requiring the planting of native vegetation that supports native terrestrial and aquatic animal species.

Applicability: The landscaped areas on the project site will be maintained to ensure that there will be no invasive species or noxious weeds.

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7.1.7 POLICY OS.2.3: INVASIVE SPECIES.

Consider adopting guidelines and standards to help protect against the continued spread of invasive species; seek out opportunities to replace invasive, non-native vegetation with native vegetation on public property; and support efforts that enhance habitat by replacing invasive, nonnative vegetation with native California plant species over time within the City.

7.1.7.1 Action OS 2.3.2:

New development should incorporate native vegetation into landscape plans and discourage the use of invasive, non-native plant species.

Applicability: The landscaped areas on the project site will be maintained to ensure that there will be no invasive species or noxious weeds.

7.1.8 POLICY OS.2.4: RIPARIAN AREAS AND CREEK SETBACKS.

Lands adjacent to riparian areas shall be protected as public or private permanent open space through dedication or easements. Riparian vegetation outside the setback should also be protected. Riparian areas within the City include but are not limited to: (1) Pinole Creek (2) Catty Creek (3) Duncan Canyon/Cole Creek; (4) Shady Draw; (5) Faria Creek and (6) Roble Creek and shall be protected from further degradation and enhanced during review of adjacent proposed development.

7.1.8.1 Action OS 2.4.2:

Establish minimum separation between creeks and adjoining development.

Applicability: The project site is separated from the offsite drainage and tree grove by approximately 50 feet; the proposed development will provide an adequate buffer from the offsite riparian vegetation (source: Attachment A. 830 San Pablo Ave Project Site Plan).

7.1.9 POLICY OS.2.5: RIPARIAN HABITAT RESTORATION.

Require restoration or replanting of riparian vegetation to the extent feasible, projects shall mitigate impacts to wetlands consistent with Federal and State policies to ensure that there is no net loss in a regional context.

Applicability: The riparian vegetation surrounding the drainage east of the project site will remain protected and untouched by development of the project. Additionally, no wetlands are present on or adjacent to the project site. No impacts are expected; therefore, no mitigation will be necessary.

7.1.10 POLICY OS.2.6: RIPARIAN MITIGATION.

Impacts to riparian habitats shall be mitigated at a no net loss of existing function and value based on field survey and analysis of the riparian habitat to be impacted.

Applicability: The riparian vegetation growing along the drainage east of the project site will remain protected and untouched by development of the project. The project site is set back approximately 50 feet from the riparian canopy.

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7.1.11 POLICY OS.2.8: MAINTAIN AND IMPROVE WILDLIFE MOVEMENT CORRIDORS.

Continuous wildlife habitat, including corridors free of human disruption, shall be preserved and where necessary created by interconnecting open spaces, wildlife habitat and corridors.

Applicability: The proposed project is located in a heavily developed region of the City of Pinole on the northernmost boundary of the City. San Pablo Avenue, a major road, and a railroad surround the project site. The project is proposing to build in an area that is already a fill pad and was previously developed. Thus, development of this project site should have minimal impacts on wildlife habitat and there should be no loss of area that functions as a wildlife corridor.

Goal OS.3: Protect, preserve, and restore open spaces.

7.1.12 POLICY OS.3.5: BUFFERS FOR SENSITIVE RESOURCES.

When activities close to open space resources within or outside the urban area could harm these resources, the City will require buffers between the activities and the resources. The City will actively encourage individuals, organizations and other agencies to follow this policy. Buffers associated with new development shall be on the site of the development, rather than on neighboring land containing the open space resource. Buffers provide distance in the form of setbacks, within which certain features or activities are not allowed or conditionally allowed. Buffers shall also use techniques such as planting and wildlife-compatible fencing. Buffers shall be adequate for the most sensitive species in the protected area, as determined by a qualified professional and shall complement the protected area's habitat values. Buffers shall be required in the following situations:

- Between urban development – including parks and public facilities – and natural habitat such as creeks, wetlands, rocky outcrops and grassland features to address noise, lighting, storm runoff, spread of invasive, nonnative species, and access by people and pets.
- Between agricultural operations and natural habitat, to address noise, chemical use, sediment transport, and livestock access.

7.1.12.1 Action OS 3.5.1:

Consider establishing creek setbacks in order to ensure adequate separation between development and riparian resources, and to preserve opportunities for public access to, and along creek corridors.

Applicability: There are no creeks present on or adjacent to the project site. Development of this project will not impact creeks or riparian habitat. The project is proposed to be set back approximately 50 feet from the riparian canopy to the east.

7.1.13 POLICY OS.3.7: PRESERVE NATURAL FEATURES.

Retain sensitive habitat areas in their natural state, where possible, and protect from inappropriate development and landscaping. New development shall incorporate natural features present on the site such as a creek, steep topography or natural vegetation, where feasible, unless appropriate mitigation measures can be incorporated.

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7.1.13.1 Action OS 3.7.1:

Continue to notify and consult early with the California Department of Fish and Game and the Army Corps of Engineers, BCDC and any other trustee agencies when development projects are proposed in locations where there may be impacts to fish and wildlife and their habitats.

Applicability: There are no creeks, drainages or wetlands on the project site. There is no suitable habitat on the project site for special-status plants or wildlife. No impacts to fish and special-status wildlife or their habitats are expected from development of the project. Nesting birds are the only biological concern. Preconstruction nesting bird surveys will ensure that no impacts will occur to nesting birds. Due to the absence of sensitive or significant habitats onsite and an absence of waters including wetlands, consultation with the California Department of Fish and Wildlife (i.e., aka Fish and Game) or the U.S. Army Corps of Engineers, or BCDC is not necessary.

7.1.13.2 Action OS 3.7.2:

Development projects shall be modified to avoid impacts on sensitive resources, or impacts shall be mitigated by providing on-site or (as a lowest priority) off-site replacement.

Applicability: The project will not impact sensitive resources. No mitigation for impacts to sensitive or significant resources is necessary.

7.1.14 POLICY OS.3.8: PROTECT LISTED AND NON-LISTED SPECIAL-STATUS SPECIES.

Limit development in areas which support listed and non-listed special-status species. If development of these areas must occur, any loss of habitat should be fully compensated on-site. If off-mitigation is necessary, it should occur within the Pinole planning area whenever possible and must be accompanied by plans and a monitoring program prepared by a qualified biologist.

Applicability: There is no suitable habitat on the project site for special-status plants or wildlife.

7.1.15 POLICY OS.3.9: BIOLOGICAL RESOURCE EVALUATION.

The City shall require a biological resources evaluation for private and public development projects in areas identified to contain or possibly contain listed plant and/or wildlife species based upon the City's biological resource mapping provided in the General Plan EIR or other technical materials. This evaluation shall be conducted prior to the authorization of any ground disturbance.

Applicability: This document serves as the biological resources evaluation for the project site. Special-status plant and wildlife species are not expected to occur on the project site as there is no suitable habitat present. No impacts are expected.

7.1.16 POLICY OS.3.10: MITIGATION FOR SPECIAL-STATUS SPECIES.

For those areas in which special-status species are found or are likely to occur or where the presence of species can be reasonably inferred, the City shall require mitigation of impacts to

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those species. Mitigation shall be designed by the City in coordination with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), and shall emphasize a multi-species approach to the maximum extent feasible. This may include development or participation in a habitat conservation plan.

7.1.16.1 Action OS 3.10.1:

Protect Biodiversity. Continue to protect areas known to support a high degree of biological diversity and that may contain species known to be rare or protected under the State or Federal Endangered Species Act. These include the City's tidal wetlands, freshwater wetlands and riparian forest.

Applicability: There is no habitat on the project site that supports a high degree of biological diversity, nor any habitat that may support special-status plants or wildlife. The woodlands to the east of the project site will remain untouched and protected during development.

7.1.17 POLICY OS.8.6: WATER FOR RIPARIAN COMMUNITIES.

Protect water sources for water-dependent species and the health of riparian communities.

7.1.17.1 Action OS 8.6.1:

Continue on-going riparian protection and enhancement efforts as expressed in the Pinole Creek Watershed Vision Plan, and implement existing surface run-off protection programs.

Applicability: The NPDES C.3 requirements went into effect for any project (public or private) that is "deemed complete" by the City or County (Lead Agency) on or after February 15, 2005, and which will result in the creation or replacement (other than normal maintenance) of at least 10,000 square feet of impervious surface area. Provision C.3 requires the onsite treatment of stormwater prior to its discharge into downstream receiving waters.

The proposed project will follow the County's C3 guidelines and will ensure that all surface runoff is treated and directed into the City of Pinole storm drain system; there will be no impacts to offsite waterways. It is the applicant's responsibility to ensure that the project civil engineer prepares all required Stormwater Planning documents for submittal to the City of Pinole to comply with permit requirements.

7.1.18 POLICY OS.8.8: PROTECT CREEKS AND SAN PABLO BAY.

Protect creeks and San Pablo Bay within the Planning Area by implementing stormwater pollution-prevention activities.

7.1.18.1 Action OS 8.8.2:

Implement a comprehensive municipal stormwater pollution-prevention program in compliance with requirements of the California Regional Water Quality Control Board's stormwater National Pollutant Discharge Elimination System (NPDES) permit.

Applicability: The proposed project will follow NPDES C3 guidelines and will ensure that all surface runoff is treated and directed into the City of Pinole storm drain system, and there will be no impacts to offsite waterways. It is the applicant's responsibility to ensure that the project civil engineer prepares all required Stormwater Planning documents for submittal to the City of Pinole to comply with permit requirements.

7.1.18.2 Action OS 8.8.3:

Avoid excessive grading and disturbance of vegetation and soils, retain native vegetation and significant trees, and maintain natural drainage patterns by requiring proposed development to conform to natural land forms, where feasible.

Applicability: A majority of the project site is comprised of non-native ruderal vegetation and there are no significant trees proposed for removal. Development of the project will not cause create excessive disturbance of vegetation and soils, nor will it disturb natural drainage patterns.

7.1.18.3 Action OS 8.8.5:

Reduce directly connected impervious area by limiting the overall coverage of paving and roofs, directing runoff from impervious areas to adjacent pervious areas, and selecting permeable pavements and surface treatments to enhance water quality.

Applicability: The proposed project has strategically placed landscaping areas and vegetated flow-thru planter bioswales to catch runoff from the impervious areas.

7.1.18.4 Action OS 8.8.6:

Require new development projects to incorporate facilities and measures to treat stormwater before discharge from the site. The facilities shall be included in required Stormwater Control Plans and sized to meet NPDES permit requirements. Projects shall protect water quality by incorporating Low Impact Development (LID) design to detain, treat, and infiltrate runoff by minimizing impervious area; such as use of pervious pavements and green roofs, disperse runoff to landscaped areas; and/or route runoff to rain gardens, cisterns, swales, and other small-scale facilities distributed throughout the project area.

Applicability: The proposed project will follow NPDES Provision C3 guidelines and will ensure that all surface runoff is treated and directed into the City of Pinole storm drain system, and there will be no impacts to offsite waterways. It is the applicant's responsibility to ensure that the project civil engineer prepares all required Stormwater Planning documents for submittal to the City of Pinole to comply with permit requirements. A Storm Water Low Impact Development (SW LID) plan will be completed prior to development on the project site.

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7.1.18.5 Action OS 8.8.7:

Support and participate in regional efforts to protect water quality and enhance recreation opportunities by preserving and restoring riparian and wetland habitat within the Planning Area and the Pinole Creek Watershed.

Applicability: There are no riparian habitat or wetlands on the project site. The offsite drainage and its riparian habitat will be buffered by the project site by approximately 50 feet and no impacts are expected.

7.2 Sustainability (SE)

Goal SE.9: Protect, preserve and enhance the natural resources of Pinole.

7.2.1 POLICY SE.9.1:

Encourage policies to prudently manage water resources to sustain plant and animal life, support urban activities and protect public health and safety.

7.2.1.1 Action SE 9.1.4:

Continue to comply with state and county C.3 requirements of limiting impervious surface area and reducing stormwater runoff and work to increase Low Impact Development throughout the City.

Applicability: The proposed project will follow NPDES Provision C3 guidelines and will ensure that all surface runoff is treated and directed into the City of Pinole storm drain system, and there will be no impacts to offsite waterways. It is the applicant's responsibility to ensure that the project civil engineer prepares all required Stormwater Planning documents for submittal to the City of Pinole to comply with permit requirements.

7.2.1.2 Action SE 9.1.7:

Continue to require new development applicants to incorporate post-construction stormwater treatment systems and best management practices on the site.

Applicability: The proposed project will follow Provision C3 guidelines and will ensure that all surface runoff is treated and directed into the City of Pinole storm drain system, and there will be no impacts to offsite waterways. The proposed project has incorporated landscaping areas and flow-thru planter bioswales to collect runoff post-construction.

7.2.1.3 Action SE 9.1.8:

Require that stormwater treatment measures use Low Impact Development systems such as vegetation to treat pollutants in stormwater runoff (e.g., through rain gardens, bioretention areas and living roof systems).

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Applicability: A Storm Water Low Impact Development plan will be created prior to development of the project site, and the proposed project includes landscaping areas and flow-thru planter bioswales to collect runoff.

7.2.2 POLICY SE.9.3:

Protect environmentally sensitive habitats, conserve natural habitat lands and preserve habitat connectivity.

7.2.2.1 Action SE 9.3.2:

Require biological studies in conjunction with development proposals within or near natural habitat lands, including land designated as Rural in the General Plan Land use Map (Figure 5.5.).

Applicability: This report serves as the results of a biological resources analysis of the project site. The project site itself has been highly disturbed and there are no sensitive habitats or habitats that would support special-status plants or wildlife.

7.2.2.2 Action SE 9.3.3:

Avoid disturbance of sensitive biological resources in conjunction with new development, redevelopment, or other construction activities.

Applicability: M&A conducted a site visit and concluded that there is no sensitive habitat or other biological resource that would be impacted by the development of the proposed project.

7.2.3 POLICY SE.9.5:

Establish new policies that continue to encourage the maintenance and growth of Pinole's urban forest.

7.2.3.1 Action SE 9.5.1:

Minimize removal of mature, healthy trees in conjunction with new development, as required by the tree protection ordinance.

Applicability: As currently proposed, there are no trees slated for removal to construct the project. If these plans change in the future, a tree removal permit would be applied for through the City of Pinole if the removal of any species and size of tree listed in Section 6.3 of this document (The City of Pinole Tree Ordinance).

7.2.3.2 Action SE 9.5.4:

Promote the planting of shade trees and establish shade tree guidelines and specification that include recommendations for tree planting based on land use, recommendations for tree types based on size, branching patterns, whether deciduous or evergreen, whether

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roots are invasive, etc. Include recommendations for placement including distance from structures, density of planting, and orientation relative to structures and the sun.

Applicability: The project will implement a landscape plan that includes shade trees and will plan the size and types of shade trees based on the site plan.

7.3 Land Use (LU)

Goal LU.5: Assure any development near environmentally sensitive sites protects important natural resources and recognizes hazard constraints.

7.3.1 POLICY LU.5.2:

Proposed development shall adhere to the following policies:

- a) Address site development constraints and resources, including archaeological sites, access, riparian protection, tree protection, steep slopes, ridgelines, wetlands, potential geologic hazards, and protection of views and open space resources.

Applicability: This report serves to provide information about biological resources, tree protection and wetlands in relation to the proposed project. After conducting background research and a site visit, M&A concluded that there are no sensitive communities or potential for special-status plant and wildlife on the project site. Additionally, there are no trees that are proposed for removal to construct the proposed project.

- c) Protect resources on the site, including the riparian corridors, visible knolls and heavily wooded areas.

Applicability: There are no riparian corridors, knolls or heavily wooded areas on the project site. The offsite woodland around the drainage will be setback approximately 50 feet from the edge of the project site and will remain protected.

- d) Protect drainage channels, the steepest slopes and wildlife corridors (since they provide habitat and trail links), and locate development to minimize crossing drainage areas.

Applicability: There are no drainage channels, steep slopes or wildlife corridors on the project site. There is a drainage that supports riparian woodland offsite to the east of the project site that is approximately 50 feet from the proposed project.

7.4 Community Character (CC)

Goal CC.2: Emphasize and enhance the visual and physical connection between the city's natural environments and the community's quality of life.

7.4.1 POLICY CC.2.2:

Preserve natural resources within the built environment, including trees, marshes, creeks and hillsides.

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7.4.1.1 Action CC 2.2.2:

Require mitigation for removal of important trees that function as habitat for protected raptors and protected tree species in Pinole.

Applicability: No trees are proposed for removal to construct the proposed project and as such, no mitigation will be required.

8. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REGULATIONS

A CEQA lead agency must determine if a proposed activity constitutes a project requiring further review pursuant to the CEQA. Pursuant to CEQA, a lead agency would have to determine if there could be significant adverse impacts to the environment from a proposed project. Typically, if within the city limits, the city would be the CEQA lead agency. If a discretionary permit (i.e., conditional use permit) would be required for a project (e.g. an occupancy permit must be issued), the lead agency typically must determine if there could be significant environmental impacts. This is usually accomplished by an “Initial Study.” If there could be significant environmental impacts, the lead agency must determine an appropriate level of environmental review prior to approving and/or otherwise permitting the impacts. In some cases, there are “Categorical Exemptions” that apply to the proposed activity; thus the activity is exempt from CEQA. The Categorical Exemptions are provided in CEQA.

Section 15183 of CEQA is one such exemption, which allows proposed projects to avoid additional environmental review, as long as the proposed project is consistent with the development density established by the existing zone, community plan or general plan policies for which an EIR was certified.

Additionally, it is worth noting that Section 15380 of CEQA defines “endangered” species as those whose survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors. “Rare” species are defined by CEQA as those who are in such low numbers that they could become endangered if their environment worsens; or the species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered “threatened” as that term is used in FESA. The CEQA Guidelines also state that a project will normally have a significant effect on the environment if it will “substantially affect a rare or endangered species of animal or plant or the habitat of the species.” The significance of impacts to a species under CEQA, therefore, must be based on analyzing actual rarity and threat of extinction to that species despite its legal status or lack thereof.

8.1.1 APPLICABILITY TO THE PROPOSED PROJECT

This report has been prepared as a Biology section that is suitable for incorporation by the CEQA lead agency (in this case the City of Pinole) into a CEQA review document such as a Mitigated Negative Declaration or an Environmental Impact Report. This document addresses potential impacts to species that would be defined as endangered or rare pursuant to Section 15280, as well as the requirements of the proposed project pursuant to Section 15183 of the CEQA.

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An initial study, dated October 3, 2005, previously examined the existing project site and any potential impacts to plants and wildlife. No significant environmental impacts to biological resources were determined in that initial study, or during Jones & Stokes' June 17, 2006, bird survey report, or during Jones & Stokes' June 19, 2006, wildlife survey report. The project site has decreased in size since those previous studies, and M&A's September 2022 survey focused on a smaller area; however, M&A did not find any potential impacts to species that would be defined as endangered or rare pursuant to CEQA.

9. RECOMMENDED CONDITIONS OF PROJECT APPROVAL

The project site was previously developed and because it has been heavily disturbed, it does not provide much value in terms of biological resources. The most significant biological resources on or near the project site are the offsite drainage to the east which supports riparian woodland habitat. The riparian trees provide nesting, foraging, resting and stopover habitat for birds as well as provide mammals a movement corridor so that they can move unobtrusively through the area. In this section we provide recommendations to protect the significant biological resources near the project site and in the landscaping design to meet the policies of the City of Pinole's General Plan.

9.1 Offsite Riparian Drainage

To avoid impacts to the offsite drainage and riparian woodland that resides to the east of the project site, the proposed project has been designed so that all buildings are set back approximately 50-75 feet from the riparian canopy, with an average setback of 65 feet. Additionally, immediately prior to project grading and construction, appropriate Best Management Practices (BMPs) will be implemented to ensure no adverse impacts occur to this offsite drainage. Some examples of BMPs are installation of silt fencing and orange construction fencing along the property line to demarcate it and prevent equipment from encroaching into the offsite riparian area. Wildlife friendly hay wattles (that is, no monofilament netting) will also be included at the toe of any slope, as needed, to catch runoff and sediment before it leaves the site.

A water quality treatment plan for the pre- and post-developed project site must be prepared and implemented. Preconstruction requirements must be consistent with the requirements of the NPDES. That is, a Stormwater Pollution Prevention Plan (SWPPP) must be developed prior to the time that a site is graded. In addition, a post construction BMPs plan, or a Stormwater Low Impact Development Plan (SW LID) must be developed and incorporated into any site development plan.

To obtain coverage under the SWRCB administered Construction General Permit, the applicant (typically, through its civil engineer) must electronically file a number of permit-related compliance documents (Permit Registration Documents (PRDs), including a Notice of Intent (NOI), a risk assessment, site map, signed certification, SWPPP, Notice of Termination (NOT), NAL exceedance reports, and other site-specific PRDs that may be required. The PRDs must be prepared by a Qualified SWPPP Practitioner (QSP) or Qualified SWPPP Developer (QSD) and filed by a Legally Responsible Person (LRP) on the RWQCB's Stormwater Multi-Application Report Tracking System (SMARTS). (QSDs are typically civil engineers, professional hydrologists, engineering geologists, or landscape architects.) Once filed, these documents become immediately available to the public for review and comment. At a minimum, the SWPPP

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shall identify BMPs for implementation during project construction that are in accordance with the applicable guidance and procedures contained in the California Stormwater Quality Association's *California Stormwater Best Management Practices Handbook* (2015).

9.2 Nesting Bird Survey

To avoid impacts to nesting birds, a nesting bird survey shall be conducted within 15 days of commencing with grading, construction work or tree removal if this work would commence between February 1st and August 31st. The nesting survey should include an examination of all bushes and trees onsite and within 200 feet of the project site (i.e., within a zone of influence of the project site). The zone of influence includes those areas outside the project site where nesting birds could be disturbed by earth- moving vibrations and/or other construction-related noise.

If birds are identified nesting on or within the zone of influence of the project site, prior to the commencement of construction that could impact the active nest(s), a qualified biologist shall establish a temporary protective nest buffer around the nest(s). The nest buffer should be staked with orange construction fencing. The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and shall be established by a qualified ornithologist or biologist with extensive experience working with nesting birds on construction sites. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds such as passerines (songbirds) and up to 300 feet for sensitive nesting birds and several raptor species known to nest in the region of the project site such as Red-tailed Hawks.

No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. At the end of the nesting cycle, as determined by a qualified biologist, temporary nesting buffers may be removed, and construction may commence in the established nesting buffers without further regard for the buffered nest site(s).

9.3 Landscape Recommendations

The City of Pinole General Plan policies and actions include information about landscaping for new developments. Specific policies include:

1. Policy O.S. 2.2: The City shall attempt to prevent further expansion of invasive species and protect against noxious weeds through public education and development review of projects that occur adjacent to natural areas. These efforts shall include requiring the planting of native vegetation that supports native terrestrial and aquatic animal species.
2. Policy O.S. 2.3: Consider adopting guidelines and standards to help protect against the continued spread of invasive species; seek out opportunities to replace invasive, non-native vegetation with native vegetation on public property; and support efforts that enhance habitat by replacing invasive, nonnative vegetation with native California plant species over time within the City.

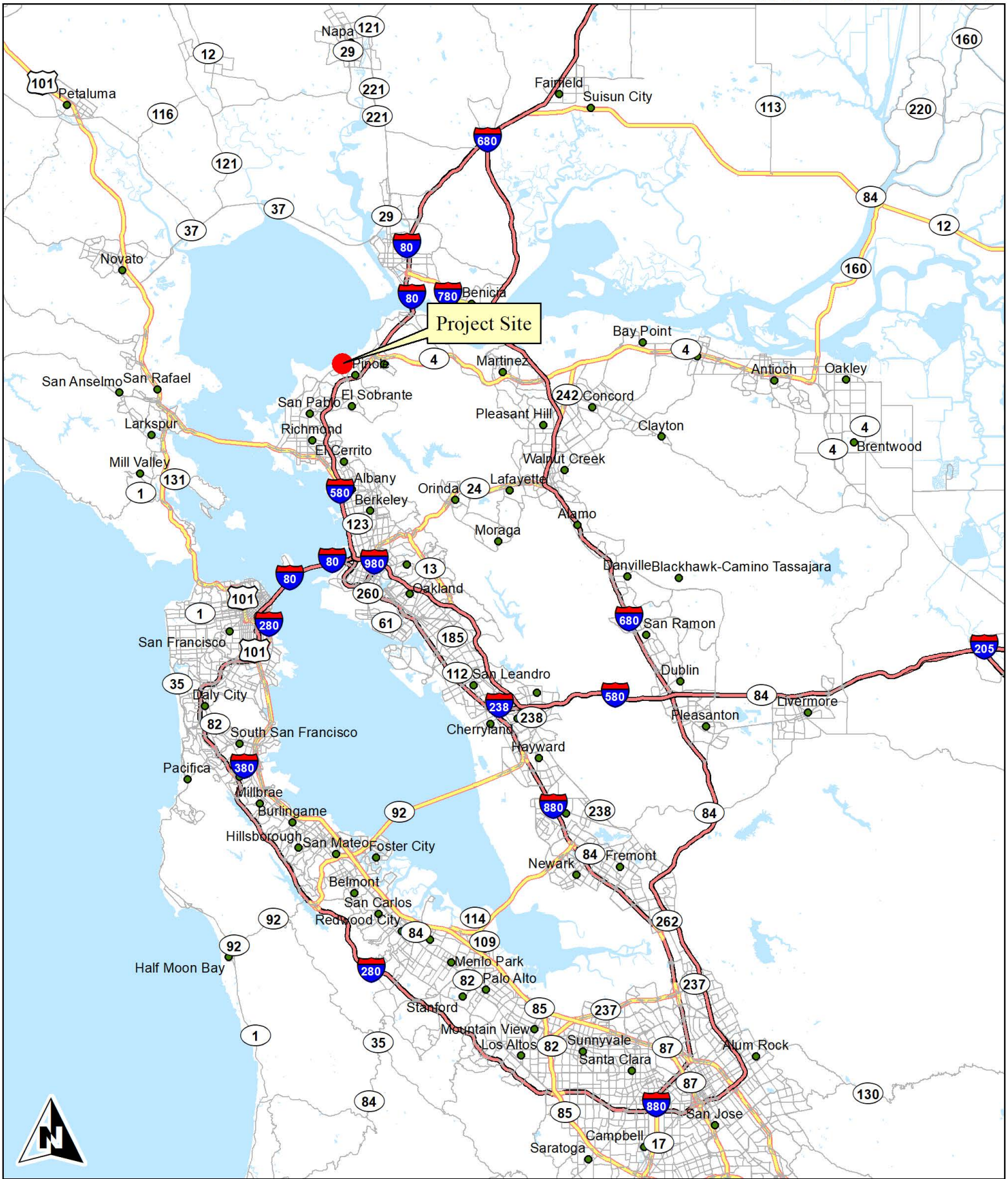
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3. Policy S.E. 9.5-Action S.E. 9.5.4: Promote the planting of shade trees and establish shade tree guidelines and specification that include recommendations for tree planting based on land use, recommendations for tree types based on size, branching patterns, whether deciduous or evergreen, whether roots are invasive, etc. Include recommendations for placement including distance from structures, density of planting, and orientation relative to structures and the sun.

Based on these policies and actions, M&A recommends a qualified landscape architect designs and implements native plant species and native shade trees into the site plan. Additionally, control and removal of invasive plant species that may establish on the project site post-construction is recommended.

10. LITERATURE CITED

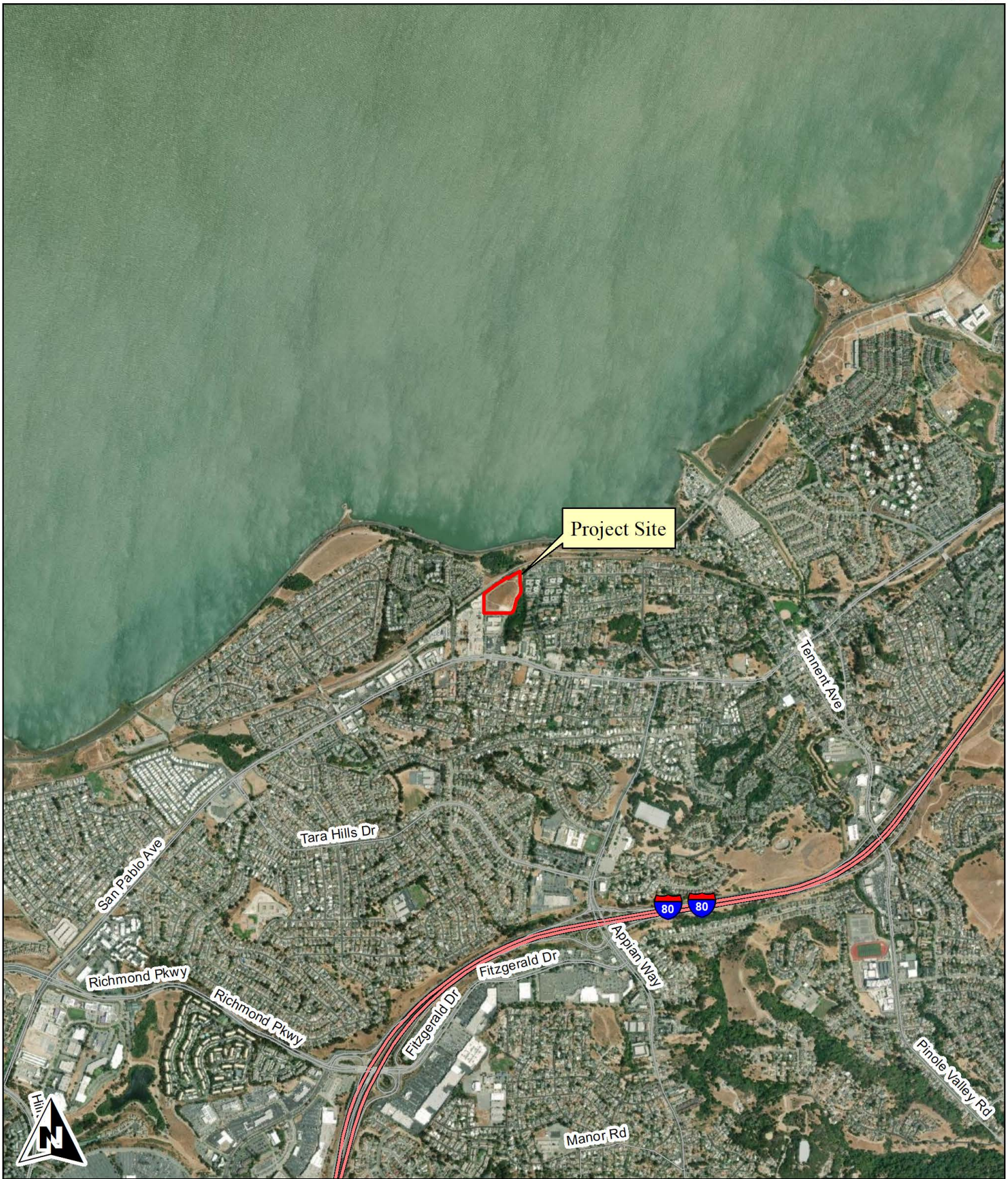
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Figure 1. Pinole Shores Project Site
Regional Map
830 San Pablo Avenue, Pinole, California

County: Contra Costa
Map Preparation Date: August 12, 2022

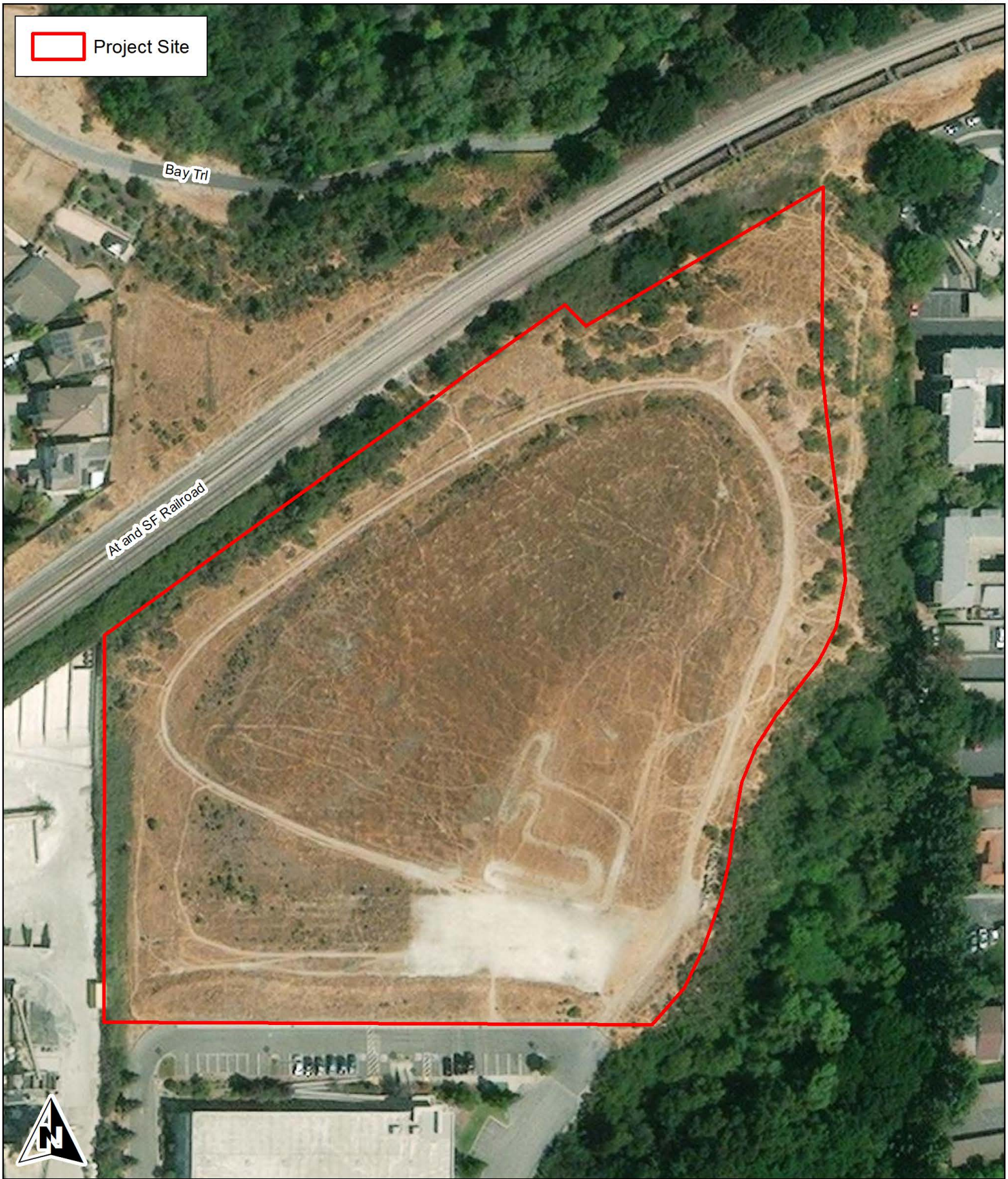


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0 0.1 0.2 0.4 0.6 0.8 1 Miles

Figure 2. Pinole Shores Project Site
Location Map
830 San Pablo Avenue, Pinole, California

38.007856 -122.307262
Section: 21; T2N R4W
7.5-Minute Mare Island quadrangle
Aerial Photograph Source: EDRI
Map Preparation Date: September 23, 2022



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0 25 50 100 150 200 250 Feet

Figure 3. Aerial Photograph of the
Pinole Shores Project Site
830 San Pablo Avenue, Pinole, California

Aerial Photograph Source: EDRI
Map Preparation Date: September 23, 2022

Table 1
Plant Species Observed on the Pinole Shores Project Site

Angiosperms - Dicots

Anacardiaceae

* <i>Schinus molle</i>	Peruvian pepper tree
<i>Toxicodendron diversilobum</i>	Poison-oak

Apiaceae

* <i>Conium maculatum</i>	Poison hemlock
* <i>Foeniculum vulgare</i>	Sweet fennel

Araliaceae

* <i>Hedera helix</i>	English ivy
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Asteraceae

<i>Baccharis pilularis subsp. pilularis</i>	Baccharis
* <i>Dittrichia graveolens</i>	Stinkwort
* <i>Helminthotheca echioides</i>	Bristly ox-tongue
* <i>Lactuca serriola</i>	Prickly lettuce
* <i>Sonchus oleraceus</i>	Common sow-thistle

Boraginaceae

* <i>Echium candicans</i>	Pride of Maderia
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Brassicaceae

* <i>Brassica rapa</i>	Field mustard
* <i>Hirschfeldia incana</i>	Short-podded mustard
* <i>Lepidium latifolium</i>	Broadleaf pepperweed
* <i>Raphanus sativus</i>	Wild radish

Convolvulaceae

* <i>Convolvulus arvensis</i>	Bindweed
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Fabaceae

* <i>Acacia mearnsii</i>	Black wattle
* <i>Cytisus scoparius</i>	Scotch broom
* <i>Lotus corniculatus</i>	Birdfoot trefoil
<i>Lupinus succulentus</i>	Arroyo lupine
* <i>Vicia sp.</i>	Vetch

Fagaceae

<i>Quercus agrifolia var. agrifolia</i>	Coast live oak
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Malvaceae

* <i>Malva parviflora</i>	Cheeseweed
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Plantaginaceae

* <i>Plantago coronopus</i>	Cut-leaf plantain
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Polygonaceae

* <i>Rumex crispus</i>	Curly dock
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Rosaceae

<i>Heteromeles arbutifolia</i>	Toyon
* <i>Prunus cerasifera</i>	Cherry plum

* Indicates a non-native species

Table 1**Plant Species Observed on the Pinole Shores Project Site**

<i>Rosa californica</i>	California rose
* <i>Rubus armeniacus</i>	Himalayan blackberry
Salicaceae	
<i>Salix lasiolepis</i>	Arroyo willow
Angiosperms -Monocots	
Poaceae	
* <i>Avena barbata</i>	Slender wild oat
* <i>Bromus diandrus</i>	Ripgut grass
* <i>Cynodon dactylon</i>	Bermudagrass
* <i>Cynosurus echinatus</i>	Dogtail Grass
<i>Elymus glaucus</i>	Blue wildrye
* <i>Festuca perennis</i>	perennial ryegrass
* <i>Hordeum murinum subsp. leporinum</i>	Hare barley
* <i>Phalaris aquatica</i>	Harding grass
* <i>Stipa miliacea var. miliacea</i>	Smilo grass

Table 2
Wildlife Species Observed on the Pinole Shores Project Site

Birds

Double-crested cormorant	<i>Phalacrocorax auritus</i>
Turkey vulture	<i>Streptopelia decaocto</i>
Red-tailed hawk	<i>Buteo jamaicensis</i>
Wild turkey	<i>Meleagris gallopavo</i>
Rock pigeon	<i>Columba livia</i>
Mourning dove	<i>Zenaida macroura</i>
Anna's hummingbird	<i>Calypte anna</i>
Nuttall's woodpecker	<i>Picoides nuttallii</i>
Willow flycatcher	<i>Empidonax traillii</i>
Black phoebe	<i>Sayornis nigricans</i>
Warbling vireo	<i>Vireo gilvus</i>
California scrub jay	<i>Aphelocoma californica</i>
Oak titmouse	<i>Baeolophus inornatus</i>
Bewick's wren	<i>Thryomanes bewickii</i>
American robin	<i>Turdus migratorius</i>
Northern mockingbird	<i>Mimus polyglottos</i>
Yellow warbler	<i>Setophaga petechia</i>
Song sparrow	<i>Melospiza melodia</i>
House finch	<i>Haemorhous mexicanus</i>
Lesser goldfinch	<i>Spinus psaltria</i>

Mammals

Botta's pocket gopher	<i>Thomomys bottae</i>
Coyote	<i>Canis latrans</i>
Raccoon	<i>Procyon lotor</i>



SITE LEGEND	
	LANDSCAPE AREA
	CONCRETE PAVING
	BUILDING AREA
	VEGETATED FLOW-THRU PLANTER BIOSWALE - SEE CIVIL DRAWINGS
	20 FT WIDE x 14 FT HIGH FIRE DEPARTMENT ACCESS LANE
	PATH OF TRAVEL
	PROPERTY LINE
	DOCK HIGH DOOR
	DRIVE THRU DOOR

KEYNOTES	
102	PROPOSED DRIVEWAY, PER JURISDICTIONAL STANDARDS.
105	CONCRETE PAVING.
106	PROPOSED LANDSCAPED AREA, SEE LANDSCAPING PLANS.
107	(N) SIDEWALK. SEE LANDSCAPING PLANS FOR DECORATIVE TREATMENT WHERE OCCURS.
114	ACCESSIBLE SITE ENTRANCE SIGN.
124	EXTERIOR CONCRETE LANDING.
127	CONCRETE STAIR ON GRADE TYPE "C".
135	PAINTED CONCRETE TILT-UP SCREEN WALL OR TRASH ENCLOSURE WALL. PAINT BOTH SIDES AND TOP OF WALL. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
140	TRASH ENCLOSURE w/ ROOF COVERING.
146	2 POSITION BIKE RACK BY "DERO ROUNDRAK"
149	CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDES, PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
150	STEEL PIPE BOLLARD PROTECTION POST.

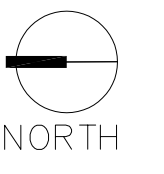
FIRE DEPT. CONDITIONS OF APPROVAL	
<p>Permittee: Fire Plan Review Comments PL21-0090/DR21-19 830 SAN PABLO AVE, PINOLE, CA Preliminary Fire Department Comments and Conditions of Approval</p> <p>Comments below reflect a general and specific preliminary fire review of the redevelopment project:</p>	
1.	Compliance with the 2019 California Fire Code, 2007 IBC California Building Code, 2019 NFPA 13 Handbook, the 2019 NFPA 72 Handbook and all local ordinances that apply to the occupancy and use of the proposed structure shall apply and be enforced for the scope of work and completion of the project including: <ul style="list-style-type: none"> IBC: 2009 California Building Code IBC: 2019 California Fire Code NFPA 13: 2016 Edition of the National Fire Protection Association 13 Standard for the Installation of Standpipe Systems NFPA 19: 2016 Edition of the National Fire Protection Association 19 Standard for the Installation of Water-Based Fire Protection Systems NFPA 20: 2016 Edition of the National Fire Protection Association 20 Standard for Fire Pumps NFPA 22: 2016 Edition of the National Fire Protection Association 22 Standard for Water Tanks for Private Fire Protection NFPA 24: 2016 Edition of the National Fire Protection Association 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances NFPA 73: 2016 Edition of the National Fire Protection Association 73 National
2.	Fire department access shall be in compliance with the Contra Costa County Standard to accommodate the largest fire truck operation. (Based on the CCC Website)
3.	Fire Department access shall be a minimum of 20' wide and 14' high and shall not be limited to the painting of red fire lanes and posting of No Parking Fire Lane signage (18D with the full size placards)
<p>Permittee: Fire Plan Review Comments and Conditions of Approval PL21-0090/DR21-19 830 SAN PABLO AVE, PINOLE, CA</p>	
4.	Address shall be a minimum of 6" on a contrasting background visible from the street. Function oriented address of structure shall have 12" minimum.
5.	A Kiosk shall be required located on the main front entrance door. A Kiosk device shall be required for all electronic gates. Kiosk Padlocks shall be allowed for any security purpose.
6.	Fire department water supply, identify all the hydrants present and public in the area. A Fire Control zone and identification of such shall be required per the NFPA Standards.
7.	Prior to the issuance of a building permit, the applicant is required to submit a full set of plans for review. Separate clear materials shall be required for all fire and life safety components.
8.	Removal and/or cutting back of vegetation around the property, structures and adjacent hill shall be required prior, during and after construction.
9.	During construction: Temporary address signage clearly with 12" numbers shall be maintained through all phases of construction in addition to a Fire Department Emergency Action sign identified for emergency access throughout the project with a Fire Department Kiosk Padlock.
<p>The fire department review of the fire and life safety components shall be required for public safety. Additional work may be required with minimal of the full scope of work.</p>	
10.	Landmarks, DFM - Pinole Fire Department

A TRUCK MOVEMENTS AND FIRE LANE SITE PLAN
 SCALE: 1" = 30'



HERDMAN
 ARCHITECTURE + DESIGN

A20-2041
 3.29.2022



NORTH

TRUCK MOVEMENT
 AND FIRE LANE
 SITE PLAN

A1.1